

A 4 bedroom stone house with period features and a walled garden bordered by a medieval fortress!



## INFORMATION

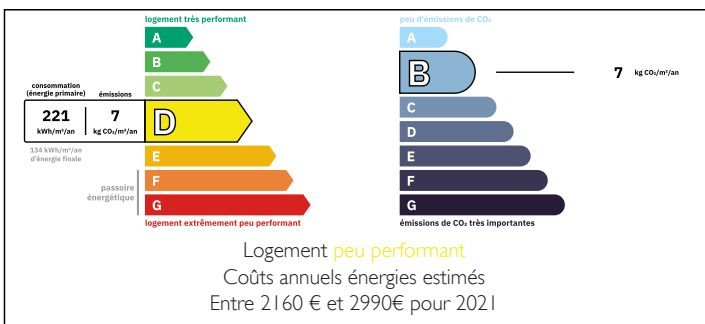
Town:	Badefols-d'Ans
Department:	Dordogne
Bed:	4
Bath:	2
Floor:	141 m2
Plot Size:	377 m2



## IN BRIEF

A rare opportunity to acquire a house of antiquity in a unique position whose garden is bordered by a well known medieval fortress in a historic village with far reaching views. The property already well established by the time the 1812 cadastre Napoléon was drawn must have been originally part of the castle outbuildings and so is bathed in history. The house is in sound condition that has many period features.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Ground floor

Sitting room 27 m<sup>2</sup>

1st Bedroom with French door to the garden 10,5 m<sup>2</sup>

W/c and washbasin 2,5 m<sup>2</sup>

Washroom with shower, washbasin and bidet 4 m<sup>2</sup>

2nd bedroom with French door to the garden 12,5 m<sup>2</sup>

Wing

3rd bedroom 19 m<sup>2</sup>

Washroom with shower, washbasin and w/c 3 m<sup>2</sup>

1st floor

Large kitchen/dining room 44 m<sup>2</sup>

4th Bedroom 19 m<sup>2</sup>

Amenities

Local shop and restaurants 2-5 minutes walk

Train station 17 minutes by car

Airport (Brive) 45 minutes by car

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES